

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**October 1, 2015**



**FP15-14: proposed Final Plat of Austin's Colony Subdivision – Phases 14 & 15**

**SIZE AND LOCATION:** 21.012 acres of land out of John Austin League, A-2 and located northeast of Thornberry Drive between Archer Circle and River Rock Drive

**EXISTING LAND USE:** vacant acreage

**ZONING:** Residential District – 5000 (RD-5)

**APPLICANT(S):** Grant Carrabba

**AGENT(S):** Michael Hester, P.E.

**STAFF CONTACT:** Randy Haynes, Senior Planner



**PROPOSED SUBDIVISION:**

The proposed final plat of Phases 14 & 15 of the Austin's Colony subdivision creates 67 lots intended for single family residential use on 21.012 acres of vacant land currently zoned Planned Development District – Housing. Two new streets (Embers Loop and Nobel Court) are proposed for dedication and improvement by the developer. The proposed final plat is substantially in conformance with the Master Plan of Austin's Colony Subdivision, which the Planning and Zoning Commission approved on April 6, 2007 and the layout of the lots and public infrastructure generally complies with the development plan

that created the Planned Development – Housing District approved by the City Council April 22<sup>nd</sup>, 2014 (Ordinance no. 2040)

However, as part of the plan that regulates development on the subject property, the developer has promised to dedicate a vacant 8-acre tract situated adjacent to both the Sam Rayburn and Earl Rudder school campuses and the 10-acre Austin's Colony Greenbelt, across from the 28-acre Austin's Colony Park, as public parkland. The developer has further proposed to construct a 775-foot long and 10-foot wide multi-use path through said 8-acre tract to provide connectivity between existing trails within the Austin's Colony Park and the Sam Rayburn School Park. One of the two features of the approved PD zoning was that the aforementioned parkland dedication and trail construction would occur prior to recording any subdivision plat. Since the planning and construction of Austin's Colony Phase 13 was well underway at the time of passage of the PD ordinance (no. 2040), recording of that 41-lot subdivision plat was allowed without dedication of parkland and construction of the trail.

#### **STAFF RECOMMENDATION:**

In order to comply with the zoning ordinance regulating development on the subject property, Staff finds that **until the aforementioned parkland is dedicated and the trail constructed as set out in the ordinance, the proposed final plat will not meet the requirements for approval.** Staff also finds that once the parkland and trail requirements are met, the proposed final plat will comply with all applicable codes and ordinances. Staff recommends that the Planning and Zoning Commission **conditionally approve** the proposed final plat contingent upon:

- **The construction, completion and acceptance by the City of a 775 -foot long and 10-foot wide multi-use path as depicted on Exhibit " B-2" in Ordinance no. 2040; and,**
- **A final plat is recorded of the 8-acre tract depicted on Exhibit `B -2" in Ordinance no. 2040 dedicating the property to City of Bryan for parkland use.**